

# \$245,000 - 312, 136c Sandpiper Road, Fort McMurray

MLS® #A2247961

**\$245,000**

2 Bedroom, 2.00 Bathroom, 1,079 sqft

Residential on 0.00 Acres

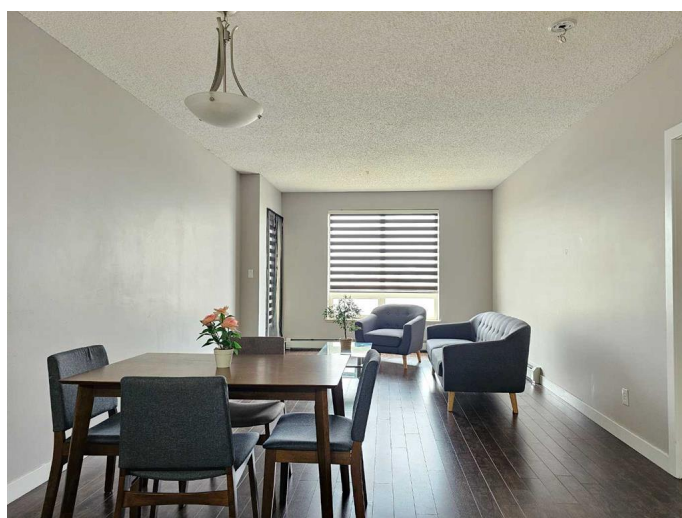
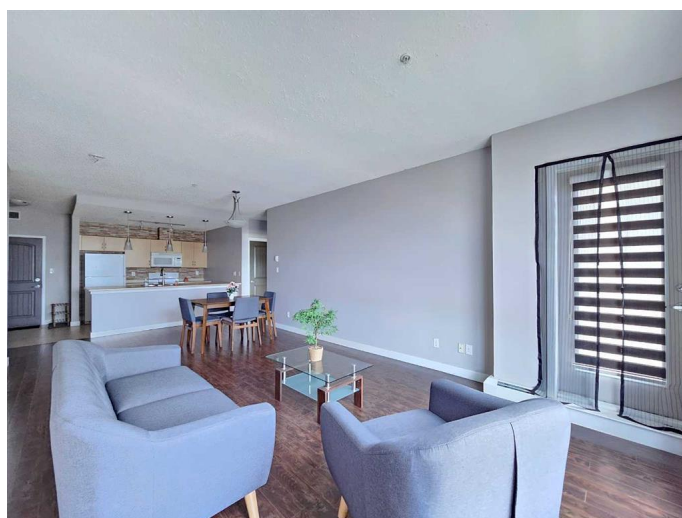
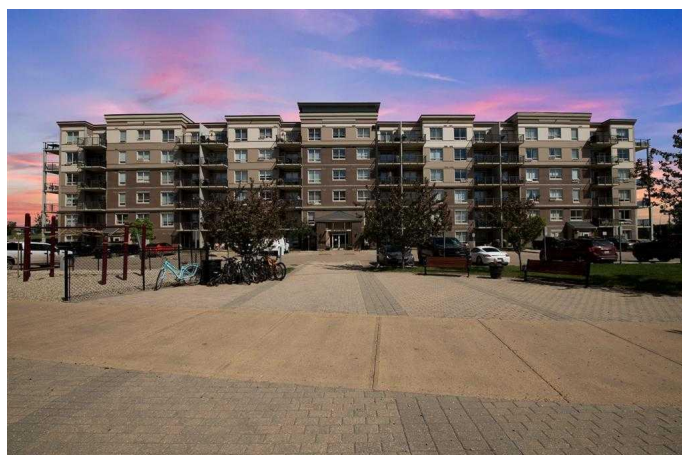
Eagle Ridge, Fort McMurray, Alberta

Welcome to The Peaks, where comfort meets convenience and a dash of fun! This bright and modern 2-bedroom, 2-bathroom condo offers an open-concept living and dining space flooded with natural light, a stylish kitchen with four appliances, a breakfast bar, and ample storage, plus a spacious primary suite with a walk-through closet and an ensuite. The second bedroom also features a walk-through closet with private access to the second full bath, making it perfect for guests or a home office. Enjoy in-suite laundry with extra storage, a private balcony with a BBQ gas line, and a heated underground tandem parking stall with additional storage and access to a car wash bay. Building perks include a fitness center and kids's™ play park, all just steps from shopping, restaurants, entertainment, busing, and scenic walking trails. Immediate possession means you can start enjoying the good life right away!

Built in 2008

## Essential Information

MLS® #	A2247961
Price	\$245,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.00



Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	312, 136c Sandpiper Road
Subdivision	Eagle Ridge
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K0J7

### Amenities

Amenities	Car Wash, Elevator(s), Parking, Party Room, Playground, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Parkade, Titled, Underground, Tandem
# of Garages	2

### Interior

Interior Features	Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	6

### Exterior

Exterior Features	Balcony
Roof	Flat
Construction	Concrete

### Additional Information

Date Listed	August 14th, 2025
Zoning	R5

### Listing Details

Listing Office

RE/MAX Connect

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